

ENCOSTA

PRAIA DA LUZ



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General Finishes

System	Materials	Specifications
Exterior floor	Natural stone	Granite slabs on metal support structure
Interior walls	Plaster painted with washable, low-emissions paint	12.5mm double plasterboard
Interior ceilings	Suspended plasterboard ceiling painted with low-emissions paint	Knauf plasterboard (or similar)
Stair guard	Glass	Self-supporting laminated glass, Stadio Securit Planidur 101.4 (or similar)
Exterior doors and windows	Anodized aluminum	Reynaer Hi-finity 147 system champagne color with 10mm double glass and 14mm air cavity (or equivalent)

Exterior Areas

System	Materials	Specifications
Exterior floor	Natural stone	Granite slabs on metal support structure
Pool, jacuzzi and water mirror	Natural pebble	Pebbletec finish (or equivalent), built-in on shotcrete structure
Exterior walls	Synthetic mortar and fiberglass	Synthetic white mortar coating reinforced with fiberglass mesh, 100mm thick ETICS system
Balcony guard	Glass and aluminum	Self-supporting laminated glass, Stadip Securit Planidur 1010.4 (or similar) with aluminum trim profiles
Barbecue	Stainless steel and natural stone	Stainless steel Artisan Beefeater BBQ (or equivalent), Estremoz marble countertop



Living Areas

System	Materials	Specifications
Floor	Natural wood	15mm laminated with 5mm of European oak finish
Walls	Plaster painted with washable, low-emissions paint	12.5mm double plasterboard
Ceiling	Suspended plasterboard ceiling painted with low-emissions paint	Knauf plasterboard (or similar)
Blinds	Interior roller blinds	White, automatic electric roller system
Fireplace wall	Natural stone	1000x3000mm dark polished marble panels



Kitchen

System	Materials	Specifications
Floor	Natural wood	15mm laminated with 5mm of European oak finish
Walls	Plaster painted with washable, low-emissions paint	12.5mm double plasterboard
Ceiling	Suspended plasterboard ceiling painted with low-emissions paint	Knauf plasterboard (or similar)
Blinds	Interior roller blinds	White, automatic electric roller system
Cabinets	MDF	High-gloss, white lacquered with click-open and soft-close system
Island	Stainless steel and natural stone	Brushed stainless steel cabinet with click-open and soft-close system; black granite countertop
Kitchen appliances	Built-in	Hub with built-in hood, touch screen oven, microwave, side-by-side refrigerator and freezer, and wine cellar
Laundry appliances	Freestanding	High-efficiency washer and dryer



Bedrooms

System	Materials	Specifications
Floor	Natural wood	15mm laminated with 5mm of European oak finish
Walls	Plaster painted with washable, low-emissions paint	12.5mm double plasterboard
Ceiling	Suspended plasterboard ceiling painted with low-emissions paint	Knauf plasterboard (or similar)
Blinds	Interior roller blinds	White, automatic electric roller system
Wardrobes	MDF	Built-in, 20mm lacquered MDF doors and 25mm thick maple melamine interior



Bathrooms

System	Materials	Specifications
Walls and floors	Natural stone	Estremoz light marble, 20mm thick slabs
Ceiling	Suspended plasterboard ceiling painted with low-emissions paint	Knauf plasterboard (or similar)
Countertops	Natural stone	Estremoz light marble, same as walls and splash areas
Cabinets	Natural wood	Oak, suspended, with click-system drawers
Fixtures	Chromed	Gessi rettangolo series (or similar)
Bath	Fiberglass	Catalano with 10mm tempered glass guard (or similar)
Bathroom appliances	White ceramic	Suspended Catalano Series (or similar)



Features and Extras

Lighting

Built-in spots, long-lasting, high-efficiency LED

Heating and Cooling

High energy efficiency air diffusion in suspended ceilings and underfloor heating. Under “passive-house” standards, the renovation and filtration of indoor air is done by mechanical ventilation with high efficiency heat exchangers.

Smart Energy Management system (optional)

Smart solar system, with back-up batteries and web-based intelligent management, using weather forecasting to charge batteries at lower energy rates based on forecast of sun availability.

Demotics (optional)

- KNX for control of lights, blinds, underfloor heating, sound, AC, network and Wifi
- Audio network
- Video network integrated with the home control system

Alternative Specifications

- Floors, interior and/or exterior, may be changed from natural stone and wood to ceramic
- Bathroom wall coverings may be changed from natural stone to ceramic
- Interior doors may be changed to 2.2m lacquered
- Radiant floors may be substituted with central heating integrated into the HVAC system and delivered through the suspended ceilings
- Suspended fireplace may be excluded
- BBQ may be excluded
- Pool heating and electronic cover may be excluded
- Jacuzzi may be excluded
- Interior blinds may be excluded
- Alternate kitchen countertops, appliances and fixtures may be selected
- Alternate bathroom appliances and fixtures may be selected

Design Concept A



Design Concept B

